

EXHIBIT 56

Message

Page 1 of 1

McConnell, Steve

From: Schwitters, Mitch
Sent: Thursday, October 04, 2007 3:18 PM
To: McConnell, Steve
Subject: FW:

Steve, here are some examples of cases that we are having to re submit to the H/A because they did not take care of business the first time we submitted them... They chose not to revoke the vouchers for one reason or another (we suspect the added pressure from the bay area legal aid folks is a contributing factor) and as you will see from the examples, we are having to re investigate additional complaints / violations...

Mitch

0007898

EXHIBIT 57

C.A.T. CASES REFERRED TO CONTRA COSTA COUNTY HOUSING AUTHORITY							
CASE	LOCATION	SUBMITTED	VIOLATIONS	HEARING	DISPO	MOVED	LETTER
1	KNOLL PARK CR	7/17/2006	NUISANCE TO NEIGHBORS, NO GARBAGE SERVICE, VIOLENT CRIMINAL ACTIVITY	EVICTED 9/19/2006	TERMINATED	Y	
2	MCSWAIN CT	7/12/2006	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS	10/12/2006	TERMINATED	Y	
3	PALOMAR DR	7/27/2006	CRIMINAL ACTIVITY, H&S, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS	10/12/2006	TERMINATED		
4	ASILOMAR DR	7/27/2006	NUISANCE TO NEIGHBORS, NO GARBAGE SERVICE, UNAUTHORIZED RESIDENTS	2/27/2007	TERMINATED	Y	
5	BENTTREE WY	8/1/2006	NUISANCE TO NEIGHBORS		ADMONISHED By HUD	Y	
6	ELLIS CT	8/1/2006	VIOLENT CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS		TERMINATED	Y	
7	FILBERT ST	8/1/2006	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS	11/16/2006	TERMINATED	Y	
8	PATRICIA AV	8/1/2006	NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS	1/18/2007	ADMONISHED By HUD		
9	DELTA VIEW WY	8/7/2006	VIOLENT CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS		ADMONISHED By HUD		
10	MADRID LN	8/17/2006	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS, NO GARBAGE SERVICE	3/5/2007	TERMINATED	Y	
11	STALLION WY	8/17/2006	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS		ADMONISHED By HUD	Y	
12	LONGHORN WY	8/24/2006	DRUG ACTIVITY, UNAUTHORIZED RESIDENTS	1/25/2007	TERMINATED	Y	
13	WOODHALL WY	8/31/2006	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS, CRIMINAL ACTIVITY		ADMONISHED By HUD	Y	
14	WILLOWBROOK WY	8/31/2006	NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS, CRIMINAL ACTIVITY	11/9/2006	NOT A HUD PROPERTY		
15	UNION MINE DR	9/7/2006	UNAUTHORIZED RESIDENTS, NO GARBAGE SERVICE	11/9/2006	TERMINATED	Y	
16	MT ISABEL RD	9/7/2006	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS		ADMONISHED By HUD		
17	MATSQUI CT	9/12/2006	VIOLENT CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS		ADMONISHED By HUD	Y	
18	FREEMAN CT	9/12/2006	VIOLENT CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS	1/25/2007	TERMINATED		
19	SHANNONDALE DR	9/12/2006	UNAUTHORIZED RESIDENTS		ADMONISHED By HUD		
20	FREEMAN CT	9/21/2006	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS	7/25/2007	TERMINATED	Y	
21	HEREFORD CT	9/21/2006	DESTRUCTION OF PROPERTY, NUISANCE TO NEIGHBORS		ADMONISHED By HUD		

D0025082

CASE	LOCATION	SUBMITTED	VIOLATIONS	HEARING	DISPO	MOVED	LETTER
22	2820 SKIPTON CT	9/26/2006	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS	4/26/2007	TERMINATED		
23	COUNTRY HILLS DR	9/26/2006	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS		ADMINISHED By HUD		
24	TWIN CREEK CT	10/3/2006	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, H&S, NO GARBAGE SERVICE	11/19/2006	TERMINATED	Y	
25	WILDFLOWER DR	10/3/2006	VIOLENT CRIMINAL ACTIVITY		ADMINISHED By HUD		
26	WILDFLOWER DR	10/5/2006	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, NO GARBAGE SERVICE		ADMINISHED By HUD		
27	S. APPLE CT	10/5/2006	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, H&S, NO GARBAGE SERVICE	11/30/2006	TERMINATED	Y	
28	SANDY HILL CT	10/12/2006	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, NO GARBAGE SERVICE		ADMINISHED By HUD	Y	
29	N. APPLE CT	10/12/2006	H&S, NO GARBAGE SERVICE	3/5/2007	TERMINATED	Y	
30	WHITTENMEYER CT	10/19/2006	CRIMINAL ACTIVITY, H&S, UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS	1/25/2007	TERMINATED	Y	
31	S. APPLE CT	10/26/2006	UNAUTHORIZED RESIDENT		ADMINISHED By HUD		
32	1/2 W. 13TH ST	10/26/2006	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS		ADM. BY HUD (SPEC. CIRC.)		
33	1/2 W. 13TH ST	10/26/2006	CRIMINAL ACTIVITY, NO GARBAGE SERVICE, UNAUTHORIZED RESIDENTS, NUISANCE		ADMINISHED By HUD		
34	KNOLL PARK CT	10/26/2006	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT		ADM. BY HUD (SPEC. CIRC.)		
35	CEDAR POINT WY	11/9/2006	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, PRIOR EVICTIONS		ADMINISHED By HUD		
36	D ST	11/9/2006	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORHOOD		ADMINISHED By HUD	Y	
37	UNION CT	11/9/2006	NUISANCE TO NEIGHBORS, NO GARBAGE SERVICE		TERMINATED	Y	
38	OAK MEADOW CT	11/15/2006	UNAUTHORIZED RESIDENT		TERMINATED	Y	
39	PEARLITE WY	11/22/2006	UNAUTHORIZED RESIDENT, CRIMINAL ACTIVITY		ADMINISHED By HUD		
40	CREST PARK CR	11/22/2006	UNAUTHORIZED RESIDENT, HUD FRAUD	6/11/2007	TERMINATED	Y	
41	LOPEZ DR	11/30/2006	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS, VIOLENT CRIMINAL ACTIVITY	3/29/2007	TERMINATED	Y	
42	1/2 W. 20TH ST	11/30/2006	UNAUTHORIZED RESIDENTS, VIOLENT CRIMINAL ACTIVITY	4/24/2007	TERMINATED	Y	
43	SAN ELIJO CT	12/7/2006	VIOLENT CRIMINAL ACTIVITY PC290 UNAUTHORIZED RESIDENT	3/5/2007	TERMINATED	Y	
44	THISTLEWOOD CT	12/7/2006	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT	4/24/2007	TERMINATED	Y	
45	PECAN ST	12/7/2006	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT		PENDING		

D0025082

CASE	LOCATION	SUBMITTED	VIOLATIONS	HEARING	DISPO	MOVED	LETTER
46	██████████ FREEMAN CT	12/11/2006	DRUG ACTIVITY, CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, NO GARBAGE		TERMINATED	Y	
47	██████████ TEMBLOR DR	12/11/2006	DRUG ACTIVITY, UNAUTHORIZED RESIDENTS, VIOLENT CRIMINAL ACTIVITY, NO GARBAGE	2/27/2007	TERMINATED		
48	██████████ G ST	12/21/2006	NUISANCE TO NEIGHBORS, CRIMINAL HISTORY		ADMONISHED By HUD	Y	
49	██████████ MORRO DR	12/21/2006	NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS, NO GARBAGE SERVICE	2/21/2007	TERMINATED	Y	
50	██████████ UNION MINE DR	12/21/2006	UNAUTHORIZED RESIDENTS, PC290, NO GARBAGE SERVICE		TERMINATED	Y	
51	██████████ MEADOW LAKE ST	12/28/2006	UNAUTHORIZED RESIDENTS		TERMINATED	Y	
52	██████████ ROUNDUP WY	1/4/2007	CRIMINAL ACTIVITY		TERMINATED	Y	
53	5123 CANADA HILLS DR	1/18/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, H&S, NO GARBAGE SERVICE	4/26/2007	TERMINATED		
54	██████████ SUNSET DR #7	1/18/2007	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, SUB-LEASING PROPERTY		ADMONISHED By HUD		
55	██████████ STEVEN STROUD DR	1/18/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS	6/11/2007	TERMINATED	Y	
56	██████████ E. MADILL ST	1/18/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS	7/2/2007	TERMINATED		
57	██████████ E. 16TH ST	1/18/2007	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, H&S, DAMAGE TO PROPERTY	3/12/2007	TERMINATED	Y	
58	██████████ L ST #2	1/25/2007	VIOLENT CRIMINAL ACTIVITY, TENANT INCARCERATED		TERMINATED	Y	
59	2719 SAN GREGORIO CT	1/25/2007	UNAUTHORIZED RESIDENT, DISTURBANCE TO NEIGHBORS	4/24/2007	ADMONISHED By HUD		
60	██████████ W. 5TH ST unit E	1/31/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT, ONE TENANT INCARCERATED	4/26/2007	TERMINATED	Y	
61	██████████ FLINTROCK DR	1/31/2007	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT, NO GARBAGE SERVICE		ADMONISHED By HUD		
62	██████████ PREWETT RANCH CT	2/13/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, NO GARBAGE SERVICE	7/2/2007	TERMINATED	Y	
63	██████████ PEARLITE WY	2/13/2007	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS		ADMONISHED By HUD		
64	██████████ ORANGE WY	2/22/2007	AUTHORIZED RESIDENT IS NOT LIVING IN THE HOME		ADMONISHED By HUD		
65	██████████ LONE TREE WY #12	2/22/2007	UNAUTHORIZED RESIDENT, PC290, AUTHORIZED RESIDENT NOT LIVING IN HOME	3/29/2007	ADMONISHED By HUD		
66	██████████ MT POWELL CT	3/15/2007	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, H&S		ADMONISHED By HUD	Y	
67	██████████ WILBUR AV #2067	3/15/2007	CRIMINAL ACTIVITY, H&S, UNAUTHORIZED RESIDENT	5/21/2007	TERMINATED	Y	
68	██████████ PARADISE PEAK CT	3/15/2007	VIOLENT CRIMINAL ACTIVITY	6/11/2007	ADMONISHED By HUD	Y	

D0025082

CASE	LOCATION	SUBMITTED	VIOLATIONS	HEARING	DISPO	MOVED	LETTER
69	██████████ W. 11TH ST	3/22/2007	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, ANIMAL COMPLAINTS		ADMONISHED By HUD		
70	1975 MOKELUMNE DR	3/22/2007	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS		ADMONISHED By HUD	Y	
71	██████████ SYCAMORE DR #221	3/22/2007	CRIMINAL ACTIVITY, H&S		TERMINATED	Y	
72	██████████ BIG HORN CT	3/22/2007	CRIMINAL ACTIVITY, H&S, UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS		ADMONISHED By HUD		
73	██████████ BELMONT LN	3/29/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT	6/11/2007	TERMINATED	Y	
74	██████████ SANGER PEAK WY	3/29/2007	CRIMINAL ACTIVITY		ADMONISHED By HUD		
75	██████████ MANZANITA WY #B	3/29/2007	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS		ADMONISHED By HUD		
76	██████████ W. 8TH ST	3/29/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS		TERMINATED	Y	
77	██████████ WAGON TRAIL WY	4/5/2007	UNAUTHORIZED RESIDENTS, H&S, CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS		ADMONISHED By HUD		
78	██████████ W.10TH ST	4/5/2007	UNAUTHORIZED RESIDENT, H&S, CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS		TERMINATED	Y	
79	██████████ MORaine WY	4/5/2007	UNAUTHORIZED RESIDENT, NUISANCE TO NEIGHBORS		ADMONISHED By HUD	Y	
80	██████████ WOLVERINE WY	4/19/2007	UNAUTHORIZED RESIDENT, NUISANCE TO NEIGHBORS, DAMAGE TO PROPERTY	7/25/2007	TERMINATED		
81	██████████ FALLOW CT	4/19/2007	CRIMINAL ACTIVITY		ADMONISHED By HUD	Y	
82	██████████ FALLOW CT	4/17/2008	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS		ADMONISHED By HUD	Y	2nd letter submitted on this tenant
83	██████████ WILLOWHAVEN WY	4/25/2007	UNAUTHORIZED RESIDENT, PC290	7/2/2007	ADMONISHED By HUD		
84	██████████ BELLFLOWER DR	4/25/2007	VIOLENT CRIMINAL ACTIVITY		ADMONISHED By HUD		
85	██████████ MONROE CT	5/3/2007	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS, VIOLENT CRIMINAL ACTIVITY		ADM. BY HUD (SPEC. CIRC.)		
86	██████████ W.13TH ST	5/3/2007	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS, H&S		ADMONISHED By HUD	Y	
87	██████████ ROSS AVE	5/31/2007	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS, CRIMINAL ACTIVITY		ADMONISHED By HUD	Y	
88	██████████ ROOSEVELT WY	5/31/2007	CRIMINAL ACTIVITY, H&S, ABANDONED RESIDENCE		TERMINATED	Y	
89	██████████ JACOBSON ST	6/13/2007	UNAUTHORIZED RESIDENT		TERMINATED	Y	
90	██████████ L ST	6/27/2007	VIOLENT CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS		TERMINATED	Y	

D0025082

CASE	LOCATION	SUBMITTED	VIOLATIONS	HEARING	DISPO	MOVED	LETTER
91	██████████ JOHN GLENN CT	6/27/2007	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS		ADMINISHED By HUD	Y	
92	4301 AVILA CT	6/27/2007	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS		ADMINISHED By HUD	Y	
93	██████████ NANDINA CT	6/27/2007	UNAUTHORIZED RESIDENTS, NUISANCE TO NEIGHBORS, H&S		TERMINATED	Y	
94	██████████ EMERALD WY	7/2/2007	CRIMINAL ACTIVITY	8/16/2007	TERMINATED	Y	
95	██████████ L ST #3	7/26/2007	VIOLENT CRIMINAL ACTIVITY		ADM. BY HUD (SPEC. CIRC.)		
96	██████████ PEPPERTREE CT #2	7/26/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT, H&S		ADM. BY HUD (SPEC. CIRC.)		
97	██████████ BLUEROCK DR	8/23/2007	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS		ADMINISHED By HUD	Y	
98	██████████ GRASS VALLEY	8/23/2007	VIOLENT CRIMINAL ACTIVITY		ADMINISHED By HUD		
99	██████████ ROUNDUP WY	8/23/2007	CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT		ADMINISHED By HUD		
100	██████████ LEFEBVRE WY	8/23/2007	CRIMINAL ACTIVITY		PORTING TO HAYWARD		
101	██████████ STIRRUP WY	8/30/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENT		ADMINISHED By HUD		
102	██████████ S LAKE #2	9/13/2007	UNAUTHORIZED RESIDENTS, H&S, CRIMINAL ACTIVITY, HOH INCARCERATED		TERMINATED	Y	
103	██████████ MERCED CR	9/25/2007	UNAUTHORIZED RESIDENT, CRIMINAL ACTIVITY, H&S		ADMINISHED By HUD	Y	
104	██████████ M ST #1	9/25/207	UNAUTHORIZED RESIDENT, CRIMINAL ACTIVITY		ADMINISHED By HUD	Y	
105	██████████ GARDENIA CT	9/27/2007	UNAUTHORIZED RESIDENT, PC290		NOT A HUD PROPERTY	Y	
106	██████████ W. 9TH ST	10/29/2007	VIOLENT CRIMINAL ACTIVITY.		TERMINATED		
107	██████████ VIERA AV	11/29/2007	CRIMINAL ACTIVITY, H&S		TERMINATED	Y	
108	██████████ SPANOS ST #4	11/29/2007	H&S, NUISANCE TO NEIGHBORS		P/O ADMINISHED		
109	██████████ S. LAKE DR	11/29/2007	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS, H&S		ADMINISHED By HUD		
110	██████████ HIDDEN HILLS	1/3/2008	VIOLENT CRIMINAL ACTIVITY, UNAUTHORIZED RESIDENTS		ADMINISHED By HUD		
111	██████████ SUNNY LN #5	1/3/2008	OWNER AND RECEPIENT DEFRAUDING HUD		TERMINATED	Y	
112	██████████ GREEN HILLS CR	4/17/2008	VIOLENT CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENT		ADMINISHED By HUD	Y	
113	██████████ HELMUTH LN	4/24/2008	NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS		ADMINISHED By HUD		

D0025082

CASE	LOCATION	SUBMITTED	VIOLATIONS	HEARING	DISPO	MOVED	LETTER
114	██████████ W. 13TH ST	2/26/2008	NUISANCE TO NEIGHBORS		PENDING	Y	2nd letter submitted on this tenant
115	██████████ Buckskin	2/26/2008	NUISANCE TO NEIGHBORS, CRIMINAL ACTIVITY	11/24/2008	ADMONISHED By HUD		
116	██████████ W. Madill St	4/24/2008	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS		Proposed Termination		
117	██████████ W. 12TH ST	3/5/2008	NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS		ADMONISHED By HUD		
118	██████████ Gallagher	5/22/2008	NUISANCE TO NEIGHBORS		ADMONISHED By HUD		9/4/08 2nd letter submitted on this tenant
119	██████████ Old Glory Ct	4/17/2008	VIOLENT CRIMINAL ACTIVITY		PENDING	Y	
120	██████████ Broomtail Ct	5/22/2008	NUISANCE TO NEIGHBORS		ADMONISHED By HUD		
121	██████████ M ST #1	6/10/2008	UNAUTHORIZED, H&S		ADMONISHED By HUD		2nd letter submitted on this tenant
122	██████████ Deerfield	4/24/2008	CRIMINAL ACTIVITY, NUISANCE TO NEIGHBORS		ADMONISHED By HUD	Y	
123	██████████ Buckskin	6/19/2008	UNAUTHORIZED, CRIMINAL ACTIVITY		ADMONISHED By HUD		2nd letter submitted on this tenant
124	██████████ Teepee Ct	6/19/2008	NUISANCE TO NEIGHBORS		PENDING	Y	
125	██████████ Winterglen	7/2/2008	H&S		Proposed Termination		
126	██████████ Greencastle	7/24/2008	290 REG		PENDING		
127	██████████ Wagon Wheel Wy	9/4/2008	H&S, UNAUTHORIZED, FRAUD	11/26/2008	Proposed Termination		
128	██████████ Wagon Trail	9/4/2008	H&S, UNAUTHORIZED	11/17/2008	Proposed Termination		2nd letter submitted on this tenant
129	██████████ W. 6th #D	9/30/2008	H&S, UNAUTHORIZED	11/24/2008	Proposed Termination	Y	
130	██████████ Marshall	6/19/2008	NUISANCE TO NEIGHBORS, UNAUTHORIZED RESIDENTS	11/17/2008	Proposed Termination		
131	██████████ Buckskin	10/13/2008	UNAUTHORIZED, CRIMINAL ACTIVITY	11/24/2008	TERMINATED		3rd letter submitted on this tenant
132	██████████ Gentrytown	10/23/2008	NUISANCE TO NEIGHBORS, UNAUTHORIZED		PENDING	Y	
133	██████████ D ST	10/23/2008	CRIMINAL ACTIVITY	11/10/2008	Proposed Termination	Y	

D0025082

CASE	LOCATION	SUBMITTED	VIOLATIONS	HEARING	DISPO	MOVED	LETTER
134	Redacted Gallagher Cr	11/6/2008	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY		PENDING		3rd letter submitted on this tenant
135	Redacted Spanos #4	11/6/2008	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY		PENDING		
136	Redacted W. 18Th St	1/22/2009	H&S, UNAUTHORIZED		PENDING		
137	Redacted Carpinteria	1/7/2009	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY		PENDING		
138	Redacted Green Hill Cr	1/22/2009	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY.		PENDING	Y	2nd letter submitted on this tenant
139	Redacted Gallagher Cr	1/22/2009	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY.		PENDING	Y	4th letter submitted on this tenant
140	Redacted Heming Way	4/15/2009	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY.		PENDING		
141	Redacted Heming Way	5/5/2009	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY.		PENDING		2nd letter submitted on this tenant
142	Redacted Heming Way	5/21/2009	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY.		PENDING		3rd letter submitted on this tenant
143	Redacted Lipton St	11/6/2008	NUISANCE TO NEIGHBORS, UNAUTHORIZED CRIMINAL ACTIVITY.		PENDING		
144	Redacted Lawton St B	10/23/2008	UNAUTHORIZED RESIDENTS		PENDING		
145	Redacted Lipton St	3/5/2008	UNAUTHORIZED RESIDENT		PENDING		
146	Redacted W 6TH St	7/17/2008	H&S, CRIMINAL ACTIVITY, UNAUTHORIZED		PENDING	Y	
147	Redacted Barn Hollow	6/30/2009	UNAUTHORIZED		PENDING		
148	Redacted Marie	6/30/2009	CRIMINAL ACTIVITY, UNAUTHORIZED		PENDING		
149	Redacted Woodhaven	1/24/2008	CRIMINAL ACTIVITY		ADMONISHED By HUD		
150							
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152							
153							
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D0025082

Row Labels	Count of CASE
ADM. BY HUD (SPEC. CIRC.)	5
ADMONISHED BY HUD	59
NOT A HUD PROPERTY	2
P/O ADMONISHED	1
PENDING	21
PORTING TO HAYWARD	1
Proposed Termination	7
TERMINATED	52
Grand Total	148
TERMINATIONS (section 8 assistance terminated)	
ADMONISHED BY HUD (documented warning or removal of the authorized resident causing problem)	
PENDING DISPOSITION/Proposed Terminations (recently submitted cases)	
SPECIAL CIRCUMSTANCES (witness protection or mental disability)	
CANCEL DUE TO HUD ERROR (record mistake by HUD)	
OTHERS	
11- Supplements on existing residents	

EXHIBIT 58

From: Hyde, Jim
Sent: Tuesday, October 31, 2006 6:53 PM
To: Cantando, Allan <acantando@city of antioch.com>
Subject: RE:

Yes, at the next Quality of Life Forum.

-----Original Message-----

From: Cantando, Allan
Sent: Monday, October 30, 2006 15:59 PM
To: Hyde, Jim
Subject: FW:

Chief.....is this info we would want to give to UCBN or would this be considered confidential?

Captain Allan Cantando
Antioch Police Department
(925) 779-6963

-----Original Message-----

From: Dillard, William N.
Sent: Monday, October 30, 2006 12:17
To: Police Department
Subject:

Officer Bittner and I just wanted to take a minute and give everyone an update on some of the progress made on "problem houses" throughout the city.

- 4201 McSwain Ct.'s section 8 voucher was permanently terminated by HUD after a recent investigation / hearing.
- 4105 Palomar Drive's section 8 voucher was permanently terminated by HUD after a recent investigation / hearing.
- 2823 Woodhall Way's residents were counseled by HUD after an investigation by APD. However, this resident chose to move out of the community during the investigation.
- 3133 Milner Road's termination will be finalized as of 11/25/06.

In November 2006, HUD has scheduled 5 more termination hearings on section 8 properties that we have investigated. I will circulate an email on the dispositions of these hearings once we have them. Officer Bittner and I want to thank all of the patrol officers, detectives, and CSO's that have assisted us in our investigations of these properties.

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EXHIBIT 59

HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

TO: BOARD OF COMMISSIONERS

FROM: Joseph Villarreal, Executive Director

DATE: December 18, 2007

SUBJECT: RESPONSE TO LETTER RECEIVED FROM EAST BAY NAACP REQUESTING A REVIEW AND INVESTIGATION OF ALLEGED SECTION 8 TENANT VIOLATIONS

SPECIFIC REQUEST(S) OR RECOMMENDATION(S) & BACKGROUND AND JUSTIFICATION

I. RECOMMENDED ACTION:

RECEIVE a report from the Authority's Executive Director on the process of terminating housing choice voucher assistance and DIRECT the Executive Director to provide the East County NAACP with a copy of this Board Order in response to their letter dated October 19, 2007.

II. FINANCIAL IMPACT:

None.

III. REASONS FOR RECOMMENDATION/BACKGROUND

The attached letter dated October 19, 2007 was received from Roger Henry Jr., the President of the East County Chapter of the National Association of the Advancement of Colored People (NAACP). The letter was addressed to Chair Piepho and Members of the Authority's Board of Commissioners. Authority staff was provided a copy.

The letter requests that the Board: review potential civil rights violations committed by the Antioch Police Department against Section 8 tenants; conduct a review of all Section 8 vouchers revoked due to the involvement of the Antioch Police Department; direct the Executive Director to interview all landlords who have received any communication from the Antioch Police Department concerning Section 8 tenants; and provide information to Section 8 tenants facing termination of their housing assistance about the Authority's hearing procedures and their right to representation. This Board Order is intended to respond to public concern about the operation of the Section 8 program.

As the Board is aware, there have been concerns expressed over the past year or more by citizens in Antioch as well as by City staff and elected officials regarding the operation of the Section 8 program. The local press has printed a number of articles regarding these concerns, other issues affecting quality of life in Antioch and the East County and also efforts undertaken by the City to address issues of crime, blight and quality of life. Where Section 8 regulations have been violated by either clients or landlords,

CONTINUED ON ATTACHMENT: ☐ YES

SIGNATURE _____

Joseph Villarreal, Executive Director

☐ RECOMMENDATION OF EXECUTIVE DIRECTOR

☐ RECOMMENDATION OF BOARD COMMITTEE

☐ APPROVE

☐ OTHER

SIGNATURE(S): _____

ACTION OF BOARD ON _____ APPROVED AS RECOMMENDED _____ OTHER _____

VOTE OF COMMISSIONERS

☐ UNANIMOUS (ABSENT _____)

AYES: _____ NOES: _____

ABSENT: _____ ABSTAIN: _____

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF THE BOARD OF COMMISSIONERS ON THE DATE SHOWN.

ATTESTED _____

JOSEPH VILLARREAL,
SECRETARY OF
THE BOARD OF COMMISSIONERS
AND EXECUTIVE DIRECTOR

BY _____, DEPUTY

P04879

the Authority has been working with the City to resolve these problems. Some are worried, as seen in this letter, that Section 8 clients are being unfairly targeted by the City. There also appears to be a fear that the Authority may have become overly zealous in terminating Section 8 assistance to program participants in the City of Antioch. This is not the case, but we think it is important to address these fears by explaining how the Section 8 program works.

The Authority's primary duties under the program are to: maintain an applicant wait list; determine if applicants are eligible for the program; ensure that participants remain eligible for the program and calculate the amount of subsidy they should receive; approve the rent for a given unit and ensure that the unit complies with HUD's housing quality standards; make housing assistance payments to the owner in a timely manner; and see to it that owners and families comply with program rules.

Owners are primarily responsible for: screening families who apply for tenancy to determine if they will be good renters; complying with the terms of the Housing Assistance Payments contract executed with HACCC; maintaining the housing unit by making necessary repairs in a timely manner; and enforcing the dwelling lease. The primary responsibilities of clients under the program are to: provide the Authority with accurate information about the composition and income of the family; take responsibility for care of the housing unit, including any violations of housing quality standards caused by the family; comply with the terms of the lease with the owner; comply with the family obligations of the voucher; and not engage in drug-related or violent criminal activity.

Given the duties and requirements of each of the parties under the Section 8 program, it is expected that the Authority will work with various City and County law and code enforcement agencies in managing the program. Information obtained from these agencies can be used to counsel clients and owners about their responsibilities under the program and, when violations are either severe or are not remedied by the owner or client, it can also be used to cancel contracts with owners or terminate assistance to clients. HUD regulations and Authority policies mandate that clients whose assistance may be terminated must be provided sufficient opportunity to defend themselves and present the case that they should not lose their assistance.

Each proposed termination of voucher assistance must undergo a thorough review process before it is allowed to proceed. Depending on the severity of the charges, or the amount of evidence available, clients may be provided with counseling to discuss the charges and their obligations under the program. If the Authority decides to propose termination, a manager must approve this decision. Therefore, each proposed termination of assistance is reviewed by at least two staff.

If the Authority decides to seek termination of assistance, the client is entitled to a hearing at which they can be represented by an advocate, counsel, Legal Aid, etc. All hearings are conducted by outside Hearing Officers. Hearing determinations are based on a preponderance of the evidence presented at the hearing. Hearing Officers are able to overturn the Authority's proposed termination decisions, and they do so on occasion. Clients who lose a hearing are still able to take the Authority to court in an attempt to reverse the Authority's decision. This also happens on occasion. Additionally, clients can make a Fair Housing complaint to HUD if they feel the Authority, or any other party, violated their rights in the process. This occasionally occurs.

For illustration, from approximately June 2006 through August 2007, the Authority received 111 complaints. The results of those complaints are as follows:

Complaints:	111
Complaint not sustained:	30
Client Counseled:	35
Proposed Termination:	48
Staff Reversed Termination:	1
Proposed Termination Overturned:	10
Assistance Terminated:	37

As you can see, the Authority has a significant review process in place that does not result in a rush to judgment. Also, even in cases where the Authority does believe termination is warranted, clients are able to prevail at the hearing or in court and retain their assistance.

As you are aware, the Authority does not control or oversee the actions of another public agency such as the City of Antioch. Nor does the Authority represent tenants or owners in any legal actions. The Authority has acted properly and in accord with HUD regulations and Authority policy in the cases it has pursued. It is the understanding of staff that an inquiry into the same complaint voiced by the NAACP is currently being conducted by Legal Aid and Public Advocates. The NAACP may want to coordinate its efforts with those agencies. Staff believes this Board Order will provide the NAACP and others with helpful background information on the Section 8 program and recommend that the Executive Director provide the NAACP with a copy of the Board Order in response to the letter of October 19, 2007.

EXHIBIT 60

COPY

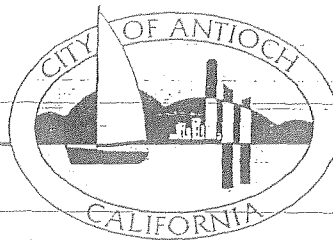
JAMES HYDE

Chief of Police

(925) 779-6900

Police Department-

300 L Street, Antioch, CA 94509-1100



July 5, 2007

Re: [REDACTED]

Dear Property Owner:

Public records indicate you are the recorded owner(s) of real property located at [REDACTED], **Antioch Ca.**

The Antioch Police Department has received complaints regarding the above property and the Community Action Team (CAT) was assigned to investigate the complaints / violations. Reports regarding these incident(s) may be available for purchase at the Antioch Police Department, 300 'L' Street, Antioch, CA, 94509, as soon as all criminal proceedings are completed.

The following is a brief summary of the issues we are or have investigated:

We have received complaints from neighbors, who have suspected that your tenants were involved in criminal activity. Upon investigating the complaint we found that APD has responded to your residence approximately seven times in the past year for various types of disturbances and criminal activity. We also discovered that two residents of the home have been recently arrested for residential burglaries and numerous assaults.

It was also found that two adults have been living in the detached unit that is in the backyard of the residence. The two adults are not authorized to reside in the unit per the Contra Costa County Housing Authority.

This correspondence is intended to serve as official notice to you that the listed activity is occurring at your property. It will be entered as evidence in any legal proceedings that may follow.

As the owner you, as well as the tenants, may be held responsible for criminal nuisance related activity occurring on your property. It is our hope to work with

Deposition
Exhibit 7

you, in an attempt to gain immediate compliance regarding the listed issues and avoid criminal abatement and or civil litigation.

You are advised that should you fail to take reasonable steps to prevent any future unlawful use of this property you will not be considered an "innocent owner" in any future action with respect to this property.

Please feel free to contact the Community Action Team (CAT) at (925) 779-6946 if you have any questions or need assistance regarding these issues and immediate compliance.

Sincerely,

James Hyde
Chief of Police

By: 
Mitch Schwitters, Sergeant,
Community Action Team

JRH/MES:sah